



Calder Road, Lincoln

Asking Price £195,950


MARTIN & CO

Calder Road, Lincoln

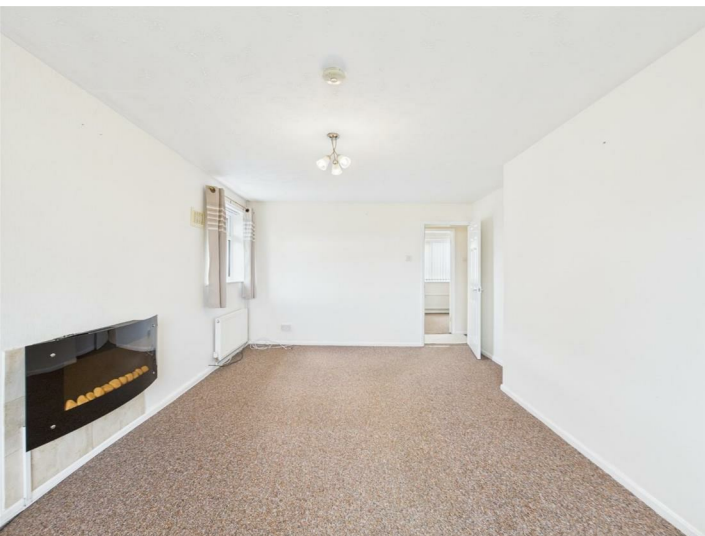
Bungalow - Detached
2 Bedrooms, 1 Bathroom

£195,950

- Detached Bungalow
- Low Maintenance Gardens
- 2 Bedrooms
- Brant Road Area
- EPC - D / Council Tax Band - B
- Transport Links to City Centre near by

Two bedroom detached bungalow in the Brant Road area. Comprising internally of a living room, two bedrooms, shower room and a kitchen diner. Externally a generous front garden and an enclosed rear garden with driveway parking and an attached single garage. Sold with no onward chain.

Brant Road is situated to the south of the city, benefitting from a range of amenities including primary schools and transport available to secondary schools, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.



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EPC Rating - D
Council Tax Band - B
Tenure - Freehold

Porch
3'2" x 13'11"
Tiled floor, pvc door and windows

Hallway
2'9" x 3'6"
Carpet flooring, pendant light fitting

Kitchen/Diner
18'0" x 10'1"
Base and eye level units with laminated work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Freestanding gas oven with hob and extractor over, space and plumbing for a washing machine and further space for a fridge freezer. PVC front and side window, tiled flooring,



ceiling spot light fitting to kitchen. PVC door leading to driveway. Pendant fitting to dining area and a wall mounted Viessmann combi gas boiler housed within a cupboard with Hortsman thermostat controls in the living room. Consumer unit.

Living Room
18'0" x 10'6"
Large PVC window to front of property, carpet flooring, pendant fitting and 2 radiator. Electric fire. Hortsman Thermostat Heating control

Bedroom
9'0" x 11'8"
PVC rear windows, carpet flooring, pendant fitting and one radiator.

Bedroom
12'0" x 8'11"
PVC patio doors to garden , carpet flooring, pendant fitting and one radiator.

Bathroom
7'3" x 5'10"
Low level WC, pedestal wash basin and a hinged shower cubicle with a mains fed shower . Vinyl flooring, radiator, light fitting. Loft access

Garage
25'5" x 12'0"
Power and lighting. Up and over door. Side door into garden.

Outside
Enclosed rear garden laid with mainly gravel with decking to the rear and out of the back door. Ample driveway for multiple vehicles. Car port to side of house. Gravelled front garden.

Fixtures & Fittings
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
87.5 m²
943 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.